

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
May 4, 2022

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Shelley Hendrickson, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Kasey Woodard, Division Secretary.

Citizens Present: George Bird, David Bourne, Jeremy Endicott, McKell Dalton, Bruce Larson, Ryan Johnston.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES
APRIL 13, 2022

Dave Anderson **moved** to approve the minutes of April 13, 2022.

Seth Perrins **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT
WAPITI PLAT D

There was no discussion.

Dave Anderson **moved** to recommend approval of the proposed Wapiti Plat D Minor Plat Amendment.

Jake Theurer **seconded** and the motion **passed** all in favor.

SITE PLAN
XCAVATE MINING

Brandon Snyder said this is northeast of the hospital located on the corner, and there are plans currently under review by staff. He said the most significant issues are that the electrical design has not yet been finalized and there are a few minor redlines. He said the majority of units will be office/warehouse flex with a large office component located on the east end. He said there is a PUE on the site plan, but staff has asked the applicant to provide a document to be recorded.

Chris Thompson asked if they were going to be doing a dedication plat and Brandon Snyder stated that no, the road dedication plat was done with the improvements to the hospital.

Jered Johnson stated that if Brandon Snyder is correct, all staff will need is the document to record for the easement. He stated that when working on that section of road, the City wouldn't likely let them shut it down as it is the route that leads to the hospital and they need to ensure the route to the hospital remains open.

Dave Anderson posed a question about a Pioneering Agreement being discussed and Brandon Snyder stated that notes were provided that contain multiple Pioneering Agreements.

Dave Anderson stated that Woodbury is set to be reimbursed for some of the improvements they made to the road and utilities.

Chris Thompson stated that they will have to pay for the north half of the road that has been constructed already, as well as for half of the water and all the utilities in the road.

Jake Theurer stated that their power lines changed several times and thinks they have landed on what the use will be and what they are anticipated to grow into. He stated that they started with a 6-megawatt load down to a 1-megawatt load and now have landed at a 3-megawatt load.

George Bird stated that it's based on how many rigs they are going to have doing their mining.

Dave Anderson questioned how much of the building will be occupied by the tenant and George Bird said 15,000 square feet or roughly half of the building.

Jered Johnson stated that from what he sees on the plan they will need an easement.

Jered Johnson **moved** to approve the proposed Xcavate Mining Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides documentation to record the public utility easement needed along the right-of-way.
4. That the applicant finishes the electrical design with the Power Department.

Seth Perrins **seconded** and the motion **passed** all in favor.

WILSON WEST AIRPORT HANGARS

Brandon Snyder stated that this will bring 12 more hangars to the west of the most recent hangars. Items were discussed at length about the future of 700 West and whether it will be realigned and what triggers the planning of those improvements. He stated that there will be an eventual second access to the airport, and with this design there will be future tie down areas. Brandon Snyder stated that the applicant will be providing a public restroom that will be hooked into the City sewer system at the request of the airport manager.

Chris Thompson stated that he has no issue with the placement of the hangar.

Brandon Snyder stated that he is fine with the location and sees no concerns. He stated that people attending events that do not have access to the hangars will have a longer walk to the public restrooms.

Seth Perrins asked if these are heated or if it will need to be shut down during the winter to avoid freezing.

John Little stated that the plan shows the hangars will be heated. He stated that the intent of the public restroom is they are typically occupied before they are able to install restrooms inside the hangars, so this restroom gives them the chance to use the hangar without having to build a restroom.

Chris Thompson stated that as soon as the City Council approved the lease agreement of the land, the applicant started making payments. The applicant is anxious to move forward as he is paying ground lease rate now.

Jake Theurer stated that the only concern is the 700 West decisions as it will affect the power lines in the area. They have large connections coming into the airport and they have future plans to feed into another development. He stated that there are power improvements that need to be kept and additions made to.

Tom Cooper stated that if the road is improved with curb and gutter, the power lines will be in the public right-of-way as they are on the outside of the fence. He is nervous about that situation. He stated that if the road is developed and the City does not do the underground improvements beforehand, they will be left with the cost.

Dave Anderson **moved** to approve the proposed Wilson West Airport Hangars Site Plan based on the following findings and subject to the following conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

John Little **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW **PEG DEVELOPMENT**

Jeremy Endicott stated that they presented to the DRC last month and have incorporated the feedback received from staff and updated their site plan. They invited Bruce Larson with Bowman Consulting in Phoenix to join them today. He stated that Bruce has worked on the civil engineering and land planning side of multiple build to rent communities in the Phoenix area.

David Bourne stated that he appreciates the comments and feedback he received from the DRC last month and they recognize they are creating something new and unique to the community. They visited an existing development in Phoenix and have provided a presentation of what one of their developments would look like here. David stated that the development will be laid out as 1-3 bedroom units with on-site surface parking, some being covered. He stated that their communities have good amenities including a pool with cabana and seating area, lawn areas, barbecue and fire pits with seating, open spaces and a clubhouse with a gym. He stated that these are relatively small sized homes, they want residents to feel they can do things they would do if they owned a home by entertaining guests that might not all fit inside a small apartment. He stated that the backyards are private and range from 8-10 ft. by 20-40 ft. with front yards and walkways in between that span 10-12 ft.

Michael Clark asked if the residents maintain their own backyards and David Bourne stated that the developments are typically xeriscaped requiring little to no maintenance. He stated that its typical hardscape with concrete, stone work and a small patch of turf in the backyard.

Bruce Larson stated that most renters are empty nesters and young professionals, and in Arizona 70% are single female renters. He stated that their parking plan is for all residents to have 2 spaces reserved for them that are not

a far walk to the home. He stated that garages take parking spots and for every garage it takes 5 parking spots, so they have included 40% garages with this concept to provide more available off-street parking to residents. He stated they will work with City staff as these developments are larger and are completed in sequencing, so sections of units will be built to Certificate of Occupancy and then inhabited, and not remain unoccupied until the entire development is completed. He stated that Boman typically installs two public water meters at the edges and loops the system to make it private. He stated that they will install valving and perform a water study and work with the City to meet the water flow requirements.

Chris Thompson stated that the City prefers one meter per unit for water conservation purposes.

Bruce Larson stated that they found using artificial turf, there is not much water usage in the home and residents are not watering lawns. He stated that they will meter electric separate and water will be included in the cost of the rent as it's not expensive in Utah and when they come to that detail, they will work with staff on utility usage. He stated that all units have ADA sidewalk access even though it is not required to all units. He stated that streets are 26 feet wide to accommodate response vehicles. There is a walking trail with an easement on the east end of the development that can be set up for surface access to maintain the river.

Chris Thompson asked Bruce Larson if Bowman has drawn the edge of the bank.

Bruce Larson said that there is a flood plain depicted in the concept and they will need to do a CLMR to remove it. He said the issue would be to put this as more of the edge of where the river would come to and set their finished floors above that.

Chris Thompson stated that the City ordinance states you cannot build anything 60 feet from the edge of the bank, with 40 feet being dedicated to the City.

Bruce Larson said there is an existing 20 feet utility easement and they are doing a building setback, so Bowman will work with staff to understand where the water's edge is located. He stated that when they come in at the site planning level, they will provide a landscaping plan. He is unsure of how far they are from the top of the natural bank with this concept and said the area will need to be surveyed.

Bruce Larson said they placed units further back along the perimeter of the development to give units more space and a more private feel. He stated that there will be a dog park in the open space located in the northeast corner of the development. He said they have discussed the development having either separate garbage bins throughout the development, or a garbage compactor on site that would feature a pickup service four to seven days a week. They are anticipating doing all electric units, with only a few located near the clubhouse using gas. They will place gas in the pool, spa and barbecue areas.

Chris Thompson stated that the plans for the I-15 Center Street interchange will be a bonus as it provides visibility to traffic as well as easy access to the development. They have an agreement with property owners. They will sell enough property for five lanes of road to the City using preservation funds which then go directly towards moving costs of that business.

Bruce Larson stated that they need direction from the City. They also need to work with engineering and planning on their site plan that was submitted on the right-of-way.

Chris Thompson stated that they have an agreement with the property owner that the City will obtain the right-of-way using State Corridor Preservation Funds and use that to help with the moving costs. He stated that in their planning they will need to limit this to a residential collector road because instead of having residents turn left, they have planned for the residents to turn right to get to the freeway.

Bruce Larson stated that the issue they run into is providing 2 spaces of parking to residents and there is only so much room they can place off street parking, and if they make that road wider, they lose parking space which will lose units so he asks the DRC if there is flexibility with the City on this.

Chris Thompson stated that these are two separate issues with this being a residential collector class road, and states it is a parameter they will have to deal with as it does not tie together for the City. He said their second issue is that traditionally in these lower income areas, they do not feel good about making the roads private as they share a gas line with the development to the north and are paying for the gas tax to maintain the roads, they don't even have access to. He said historically the City has not allowed private roads.

Dave Anderson stated that even with three story building developments they have access from public roads with parking behind the buildings. He stated there are fundamental things code wise that will need to be addressed.

Jeremy Endicott stated that they have completed phase two and submitted a report for final feedback. Dave Anderson stated that the City has a consultant and they are welcome to have them review the report in addition to their engineer.

Chris Thompson asked if they have any examples of these developments being done in snow country, as snow remediation could be problematic with surface parking and car ports being too close to the right-of-way.

Jeremy Endicott said they have a development located in Denver, Colorado and they are working with them to find the best solution for snow remediation. He said if the roads are public and the City is to maintain them, they would insist off street parking be concrete especially under the carports as it has a longer life span where asphalt needs to be replaced every few years. He recommended they embrace the trail into their concept as it could be a big selling point, and show trail tie ins and include the forest to the north with tie ins as well. He stated that lastly the City has traditionally wanted one meter per unit as water conservation inside the home is important and will need to be worked on.

Seth Perrins stated there are several things that do not meet our current code, but they appreciate what they are trying to do but feels there are several concerns that need to be addressed still. He is warming up to the individual units after seeing the imagery. He feels it's important to not gloss over being shown concepts for other states, but then stating that you're not doing that in Utah. He does not want staff to be misled by imagery of other properties, then not having that be what's developed in Utah.

Bruce Larson stated that he wants to ensure what is shown to staff members, is what will be developed and site plan renderings will show more detail of what is being planned.

Brandon Snyder questioned what the target demographic of renters will be, he stated that part of what has been discussed would take away from that feel. He indicated there are similarities to a resort spa layout and questions if it will work here for longer term rental stays.

Bruce Larson said that it depends on the area demographic, what they have seen across the country is empty nesters and college age adults.

Brandon Snyder asked if this will still feel like a private community as desired by the applicant in light of the City's request for a public road and with not having a completely enclosed fence around the development.

Dave Anderson said he thinks these are great questions, but thinks the discussion should be continued until another day.

OTHER BUSINESS

SOUTHEAST DEVELOPMENT

Dave Anderson said they discussed this recently, and he wants to ensure staff is on the same page with Canyon Gate. He stated that power needs to be figured out, he does not know if it is the same for Pads B, G and F.

Tom Cooper stated some of the pads, such as pad G, had power stubbed into them. They were not part of first phase development. He stated that thanks to Del Taco and their desire to not have pad G come back and dig through their property, they extended the 4 inch conduit to pad G. The original intent was to build the first 3 pads and the access road, but when they put the pads in, they got stubbed for 4 pads back there and there is 450 feet of conduit that needs to be looped back through. So that provides the stubs into the other properties. He stated the property owners were sold a developed lot, when technically the lot wasn't developed. So, he questioned who would be stuck installing the rest of the power.

There was discussion that in order to approved a Site Plan and issue a building permit, they do not need any additional power improvements unless the City specifies, they want a loop. It was stated that these are underground and if Iceberg builds on the triangle piece, the City would be digging up through the improvements.

Seth Perrins said this would have been best if it were to have been developed as a master planned development.

Dave Anderson stated that if these are being looked at as standalone lots, he does not know if they have the ability to require more than that, but he thinks we have the ability to require that.

Michael Clark asked when this needs to be done, can they all function today without the loop or is there a time when one of the pads cannot develop.

Chris Thompson asked if they will have enough redundancy the Committee will be comfortable with. He thinks it would be appropriate to say no more development until the electrical is in.

Dave Anderson stated staff has sent correspondence to the three development groups regarding their applications submitted, regarding a traffic study and what access is needed, a parking analysis and if this parking design will work.

Seth Perrins moved to adjourn the meeting at 11:38 a.m.

Adopted: June 15, 2022

Kasey Woodard
Community Development Division Secretary